

BABBIDGE, JASON A
152 COTTAGE RD
GRAY ME 04039

B34403P274

Previous Owner
CLEMENTS, DAVID W
152 COTTAGE ROAD

GRAY ME 04039
Sale Date: 10/23/2017

Property Data			Assessment Record				
Neighborhood 4 Forest Lake			Year	Land	Buildings	Exempt	Total
Tree Growth Year 0			2011	53,860	133,950	0	187,810
REVIEW 0			2012	53,860	133,950	0	187,810
Building Permit 0			2013	53,860	133,950	0	187,810
Zone/Land Use 12 Limited Residential			2014	53,860	133,950	8,500	179,310
Secondary Zone 23 Lake District			2015	53,900	134,000	9,000	178,900
Topography 1 Level			2016	53,900	134,000	9,000	178,900
1. Hill 4. Below St 7.			2017	53,900	134,000	13,500	174,400
2. Rolling 5. Low 8.			2018	53,900	134,000	18,000	169,900
3. Above St 6. Swampy 9.			2019	92,000	210,000	0	302,000
Utilities 4 Filled Well/Point 6 Septic System			2020	92,000	210,000	20,000	282,000
1. Public 4. Dug Well/Po 7. Cesspool			2021	92,000	210,000	25,000	277,000
2. Water 8. Lake			2022	92,000	225,100	25,000	292,100
3. Holding Ta 9. None			2023	92,000	247,500	25,000	314,500
Street 3 Gravel			Calc.	204,100	393,900	25,000	573,000

Proposed Sale

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Sale Data		
Sale Date 10/23/2017		
Price 312,500		
Sale Type 2 Land & Buildings		
1. Land	4. Mobile	7. COM
2. L & B	5. Other	8.
3. Building	6. Condo	9.
Financing 9 Unknown		
1. Convent	4. Seller	7.
2. FHA/VA	5. Private	8.
3. Assumed	6. Cash	9. Unknown
Validity 1 Arms Length Sale		
1. Valid	4. Split	7. Multiple
2. Related	5. Partial	8. Other
3. Distress	6. Exempt	9. Estate
Verified 5 Public Record		
1. Buyer	4. Agent	7. Family
2. Seller	5. Pub Rec	8. Other
3. Lender	6. MLS	9.

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11. Water (0-200)				%		1. Unimproved
12. Water (201-400)				%		2. Excess Frtg
13. Water (401-800)				%		3. Topography
14. Water (801-160)				%		4. Size/Shape
15. Water (1601-32)				%		5. Access
				%		6. Restriction
				%		7. Open Space
				%		8. Environmental
				%		9. Condo
Square Foot	Square Feet		Acres/Sites		Acres	
16. Water (3201-				%		30. Blueberry(1-20
17. Water SF Amen				%	31. Blueberry(21 -	
18. Water View				%	32. Crop Land	
19. Water Influen				%	33. Pasture	
20. ShoreFront A				%	34. Shorefront B	
				%	35. Shorefront C	
				%	36. ANTENNA SITE	
21. Base Lot	23	1.84	110	%	8	37. Softwood TG
22. Base Lot Vacan	24	7.02	100	%	0	38. Mixed Wood TG
23. Base Lot Unpav	17	1.00	100	%	0	39. Hardwood TG
				%		40. Wasteland
				%		41. Woodland
				%		42. Mobile Home Si
				%		43. Camp Site
				%		44. Lot Improvemen
				%		45. BA SF - Oce
				%		46. SP Meadow Cond
Total Acreage		8.86				

